



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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January 27, 2005

IN REPLY PLEASE

REFER TO FILE: **PJ-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**OLIVE VIEW-UCLA MEDICAL CENTER  
EMERGENCY ROOM REPLACEMENT AND  
TUBERCULOSIS UNIT PROJECT  
AWARD AGREEMENT  
SUPERVISORIAL DISTRICT 5  
C.P. 69249  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF HEALTH SERVICES THAT YOUR BOARD:**

Award and authorize the Acting Director of Public Works to execute an agreement with Langdon Wilson Architects to provide design services for the Olive View-UCLA Medical Center Emergency Room Replacement and Tuberculosis Unit Project for a not to exceed fee of \$1,707,000 funded by net County cost and establish the effective date following Board approval.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will allow Public Works to begin programming and design services for the new facility.

### **Project Background**

In June 2002, at the direction of your Board, a needs assessment study was conducted by an independent consultant to analyze the current and future emergency medical

service requirements at Olive View-UCLA, and to develop options to meet those requirements. This study found that the existing demand for emergency services at Olive View-UCLA exceeded the facility's existing capacity, and that the existing emergency room was approximately one-half the size required to meet forecasted emergency visits beyond 2006.

On December 14, 2004, your Board approved establishment of the Olive View-UCLA Medical Center Emergency Room Replacement and Tuberculosis Unit Project. The scope of work included a new 31,000 square-foot emergency room and a new 10,000 square-foot tuberculosis unit. However, due to the uncertainties of the project cost at the time the capital project was established, a firm budget was not proposed. Following completion of construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board with a final project budget and to adopt plans and specifications and advertise for bids to construct the project.

Approval of this action will allow design to proceed, which will more clearly define the details of the project. By the fall of 2005, we will provide your Board with a status report and an updated total project cost estimate.

### **Implementation of Strategic Plan Goals**

This action is consistent with the County's Strategic Plan Goals of Service Excellence, Fiscal Responsibility, and Children and Families' Well-Being by investing in public health infrastructure and improving access to emergency services in the northern and western segments of the County. Completion of this project will provide a much needed health facility for the residents of the County.

### **FISCAL IMPACT/FINANCING**

The total project is currently estimated to cost \$29,000,000, including design, jurisdictional review, construction, equipment, consultant services, and County services. Upon completion of the construction document phase for the project, we will return to your Board for approval of a total project budget and a detailed project schedule. The Preliminary Project Schedule is included in the enclosure.

The recommended agreement is for a not to exceed fee of \$1,707,000. The appropriation is included in the Fiscal Year 2004-05 Capital Projects/Refurbishments Budget (C.P. 69249) to complete design. Construction will be funded through the issuance of long-term, tax-exempt bonds.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration of contract award, Langdon Wilson is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

Langdon Wilson is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

### **CONTRACTING PROCESS**

On October 7, 2004, the Architectural Evaluation Board (AEB) recommended 15 firms to be considered for performing the professional services for this project. On November 9, 2004, six firms submitted proposals for evaluation. The proposals were evaluated by a panel comprised of members from the Chief Administrative Office, Health Services, and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Langdon Wilson was found to be the firm best qualified to perform these services.

Langdon Wilson has agreed to provide the services for a total not to exceed fee of \$1,707,000. The construction administration portion of the fee will be billed during the construction phase and only after your Board's authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Langdon Wilson's Community Business Enterprises data and three-year contracting history are on file with Public Works.

The list of firms that received the RFP was promulgated by the AEB. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design services. In addition, as requested by your Board on February 3, 1998, the RFP was posted on the County's "Doing Business With Us" website on October 7, 2004, for subcontracting opportunities.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or project during the performance of the recommended services.

The Honorable Board of Supervisors  
January 27, 2005  
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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Health Services, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

THOMAS L. GARTHWAITE, M.D.  
Director and Chief Medical Officer

AKM:lpg

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Enc.

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

January 27, 2005

**ENCLOSURE**

**OLIVE VIEW-UCLA MEDICAL CENTER  
EMERGENCY ROOM REPLACEMENT AND  
TUBERCULOSIS UNIT PROJECT  
AWARD AGREEMENT  
SUPERVISORIAL DISTRICT 5  
C.P. 69249**

**I. PRELIMINARY PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>
Construction Documents	02/2006
Jurisdictional Approval	02/2007
Advertise for Bids	04/2007
Award Construction Contract	06/2007
Construction Substantial Completion	12/2008
Acceptance of Project	04/2009